

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B
			PJs in State:	19		
Program Progress:						
% of Funds Committed	98.58 %	94.88 %	2	93.55 %	93	92
% of Funds Disbursed	93.14 %	89.43 %	3	86.03 %	87	84
Leveraging Ratio for Rental Activities	1.4	8.07	18	4.83	18	20
% of Completed Rental Disbursements to All Rental Commitments***	85.39 %	91.84 %	13	81.34 %	35	31
% of Completed CHDO Disbursements to All CHDO Reservations***	79.95 %	73.59 %	6	70.65 %	64	62
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	87.64 %	82.13 %	8	81.57 %	65	61
% of 0-30% AMI Renters to All Renters***	62.55 %	51.00 %	6	45.66 %	82	79
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	91.01 %	97.43 %	19	96.25 %	14	16
Overall Ranking:			In State:	16 / 19	Nationally:	52 54
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$29,813	\$27,569		\$27,146	267 Units	21.40 %
Homebuyer Unit	\$8,965	\$16,168		\$15,140	836 Units	66.90 %
Homeowner-Rehab Unit	\$22,503	\$15,459		\$20,860	105 Units	8.40 %
TBRA Unit	\$2,551	\$4,091		\$3,210	41 Units	3.30 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lowell MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$53,902	\$86,945	\$26,133
State:*	\$150,004	\$103,987	\$23,649
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	0.3 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.12

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	49.0	51.0	55.8	50.0
Black/African American:	7.6	9.3	13.5	0.0
Asian:	3.8	4.7	7.7	0.0
American Indian/Alaska Native:	0.4	2.7	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.4	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.1	0.0	0.0
Other Multi Racial:	0.0	0.1	0.0	0.0
Asian/Pacific Islander:	2.7	8.1	4.8	0.0

ETHNICITY:

Hispanic	36.1	23.4	15.4	50.0
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HOUSEHOLD SIZE:

1 Person:	38.0	21.0	14.4	50.0
2 Persons:	24.0	14.6	19.2	50.0
3 Persons:	19.0	22.3	24.0	0.0
4 Persons:	7.6	19.8	20.2	0.0
5 Persons:	6.8	13.6	12.5	0.0
6 Persons:	3.0	5.1	5.8	0.0
7 Persons:	1.1	2.3	0.0	0.0
8 or more Persons:	0.4	0.8	1.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	37.6	25.7	18.3	50.0
Elderly:	11.4	3.3	19.2	0.0
Related/Single Parent:	39.5	24.8	18.3	50.0
Related/Two Parent:	8.4	42.0	40.4	0.0
Other:	3.0	3.6	1.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	33.8	3.2 [#]
HOME TBRA:	4.6	
Other:	32.7	
No Assistance:	28.9	

of Section 504 Compliant Units / Completed Units Since 2001 26

* The State average includes all local and the State PJs within that state

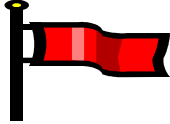
** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lowell State: MA Group Rank: 52
 (Percentile)
 State Rank: 16 / 19 PJs Overall Rank: 54
 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	85.39	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	79.95	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	87.64	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	91.01	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	1.22	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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